

BLUAC Steering Committee November 3, 2005 Minutes

In attendance: Sue Hanson, Don Loranger, Janet Loranger, Shelley Gonzales, Gil Coutts, Liz Coutts, Ham Forkner, Clarice F. Ryan, Warren Gardner, John Bourquin, George Darrow, Elna Darrow, Pat Wagner, Craig D. Wagner, Doug Averill, Gary Ridderhoff, Kelly Johns Sagami, Bruce Peachey, Mary Jo Naïve, Leslie Budewitz.

Chairman Loranger called the meeting to order at 12:00 PM. Minutes of the October 27, 2005 meeting were approved as mailed.

Old Business:

Chairman Loranger opened discussion on what the next steps need to be in updating the Bigfork Land Use Plan for presentation to Flathead County Planning & Zoning. It was generally agreed that more community meetings were needed in the outlying areas including North of the village, East and South to the Lake County line. Sue Hanson will set up a meeting at Swan River Hall for that purpose. Clarice Ryan noted that the Long Range Planning Task Force had completed an outline of areas to be studied in the growth planning process. She will obtain a copy of that outline so the Steering Committee is in line with what Flathead County is doing. Brett Thuma offered some guidelines from a planning guide reference. There are six steps to long range planning suggested in the text:

1. Planning Intelligence
2. Long Range Planning
3. District Planning
4. Functional Planning
5. Implementation of Plans
6. Build Community Consensus

Doug Averill gave an overview of the 1990-1993 processes to establish goals, policies and findings to present to Flathead County. He noted that the committee at the time asked for and received some special zoning classifications that were more appropriate to the Bigfork area. He described a new classification called District Recreational Area (DRA), which would be conducive to recreational activity. At the time, Bigfork's requests for the use of frontage roads and signage restrictions were not granted. However, he noted that those were concepts now being implemented by the county. Brett Thuma suggested visual presentations (slides of comparisons) to be presented along with the Survey Results presentation to visually describe the benefits of carefully planned cluster development as opposed to large lot development in order to efficiently utilize infrastructure such as roads, power, water, sewer, signage and parks. Other ideas include assessing developers to set aside a percentage of property to be designated for the purchase of property for low cost housing.

Chairman Loranger suggested setting up sub-committees to assess Land Use; Commercial & Downtown; Parks & Recreation; Public Facilities & Utilities; Housing & Schools and General Transportation. Don emphasized the enormity of the undertaking and the need to bring more of the community into the process. After receiving the information from the Long Range Planning Task Force, the committee will set up those committees at the November 17, 2005 meeting. He suggested active Steering Committee members "bring a friend" to help with this effort. Anyone interested in helping in any of these areas is encouraged to contact a Steering Committee member or Secretary Hanson.

On Wednesday, November 2, 2005, Don Loranger, Doug Averill and Sue Hanson presented the Survey Results to the Lake County Commissioners Chuck Whitson, Paddy Trusler and Mike Hutchins. The Commissioners were most interested in the process and results, noting that Lake County had completed their Growth Policy in 2004. Of interest was Commissioner Hutchins's comment that Special Planning Districts may cross county lines.

John Bourquin reported that he had spoken with Jonathan Smith regarding the amendment to the BLUAC Policies & Procedures for election of BLUAC members and was given the go-ahead on the legal

question. The question of replacement of members was not addressed in that conversation. Craig Wagner will follow up on that question and proceed accordingly.

Craig Wagner reported that the By-Laws committee was in the process of updating the Steering Committee By-Laws and making good progress.

Loranger reminded everyone of the special workshop with Dr. Ken Weaver on November 10, 2005. The workshop will cover alternative government options for communities. The meeting will be held at Flathead Lake Lodge at Noon. Committee members were encouraged to bring snacks. The Lodge will provide the beverages.

Meeting was adjourned at 1:20 PM

Sue Hanson
Secretary